

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

March 7, 2013

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, March 12,, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, March 5, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Case: P12-036 Minor Site Plan  
Applicant: Twin Realty, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 846 & 850 Bergen Avenue  
Block: 13402 Lot: 3, 31, 30, 1  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Expansion of existing medical office  
**Decision: Approved.**
9. Review and amendments to the Land Development Ordinance regarding the Supplemental Zoning Standards – Height Exceptions. Summary Statement: to ensure permitted height can be adjusted to accommodate FEMA standards. **Recommended to City Council for Adoption.**
10. Review and discussion of amendments to Ninth & Brunswick Redevelopment Plan. Summary Statement: modify density bonus. **Approved and recommended to City Council for Adoption.**
11. Review and discussion of amendments to the Jersey Ave Park Redevelopment Plan to modify development standards on Tax Blocks 328 & 329. **Carried to March 19, 2013 meeting. No testimony taken.**
12. Review and discussion of amendments to the Jersey Ave Light Rail Redevelopment Plan to create a Light Rail Station district. **Carried to March 19, 2013 meeting. No testimony taken.**
13. Review and discussion of amendments to the Morgan/Grove/Marin Redevelopment Plan to create a Transit Oriented Development Option. **Approved and recommended to City council for Adoption..**
14. Review and discussion of amendments to the Liberty Harbor North Redevelopment Plan. These amendments proposes to modify the Regulating Plan and development standards of redevelopment plan Blocks 16 & 17; widen Park Avenue; and create an additional park space at the western end of avenue G. **Approved and recommended to City council for Adoption.**
15. Case: P11-064 Preliminary & Final Major Site Plan with “c” variances  
Applicant: Gerry Gas Supply, Inc.  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 823 Tonnele Ave.  
Block: 201 Lot: 9  
Zone: HC – Highway Commercial  
Description: Expansion of existing gas station and mini mart.  
Variances: lot coverage, signage location, perimeter setback, signage size  
**Carried to March 19, 2013 regular meeting.**
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-065 submitted by Raymond Bulin (23 Cottage Street).
  2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Canal Crossing Redevelopment Plan and recommending Adoption by the City Council.
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations for Signage # P12-024 submitted by Liberty harbor North Urban Renewal, LLC ( 201-205 Marin Blvd).
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD